

February 17, 2009

Honorable Members of the Housing Committee:

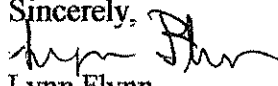
I am not a rental property owner. My step-father used to own three rental properties throughout his 82 years of living and my brother used to own a 3 family house for 17 years. I have witnessed the perils of irresponsible tenants. Evictions happen for many reasons. My ex-husband and I were evicted from our apartment 20 years ago. But we paid our rent and moved out of the apartment right after our court date.

I have been an advocate of responsible landlords/tenants for a few years now, since I have been a property manager of a six family apartment building in Naugatuck. I have had to pay for additional eviction papers served to two people who resided in an apartment who weren't on the lease, the infamous John and Jane Doe. Another tenant under eviction were able to stay rent free in the apartment for months until the court ordered evacuation date. The sheriff booted them out.

Most rental property owners I have spoken with have been affected one time (or unfortunately more times) by a small segment of renters who have no respect for a landlord's property, destroy the premises and end up not paying rent. These tenants take advantage of a landlord's leniency, learn the housing law and abuse it. I know of a few landlords who have not taken these type of tenants to court for eviction. They lose money every month and wait it out until the tenant finally leaves, or the landlords finally get up enough money and/or emotional stamina to eventually evict them. Payment into escrow will help sort out the responsible tenants by getting tenants and property owners into a mediation hearing quickly where no evidence of willingness to pay rent is demonstrated.

This one simple change in Connecticut's eviction policy will reinforce the notion that people should be held accountable for their actions (tenants who refuse to pay for their rental for no reason should leave the premises and move out. Why should a landlord have to be financially responsible for a tenant???)

I wholehearted support proposed bills no. 5978 and 5979. Thank you for your time in this important matter.

Sincerely,

Lynn Flynn
Property Manager
Naugatuck